

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY  
RE: FINAL DESIGNATION OF DEVELOPER  
PARCEL C-2-42A  
PROJECT NO. MASS. R-77  
DOWNTOWN-WATERFRONT-FANEUIL HALL  
URBAN RENEWAL AREA

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Downtown-Waterfront-Faneuil Hall Urban Renewal Area, Project No. Mass. R-77, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects with Federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, the Authority is cognizant of Chapter 781 of the Acts and Resolves of 1972 with respect to minimizing and preventing damage to the environment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That North End Community Health Committee, Inc., be and hereby is finally designated as redeveloper of Disposition Parcel C-2-42A in the Downtown-Waterfront-Faneuil Hall Urban Renewal Area.
2. That it is hereby determined that North End Community Health Committee, Inc., possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by North End Community Health Committee, Inc., for the development of Parcel C-2-42A conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.
5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.



6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

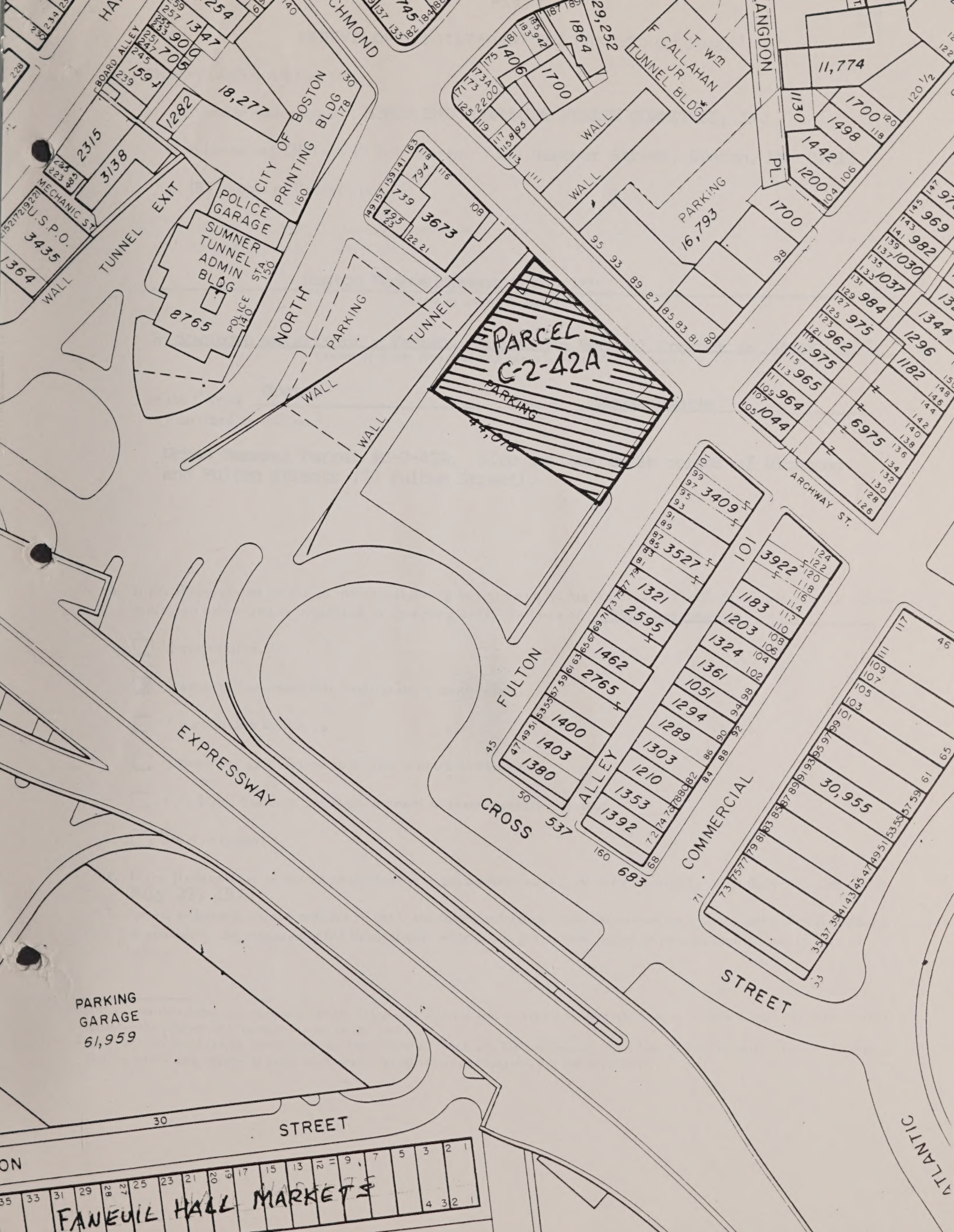
7. That the Authority hereby proclaims the disposition price of \$140,000 for lease purposes, which price is based upon appraisals and the Authority's real estate office and authorizes the Director to proclaim said price as the fair market value for disposition of the parcel.

8. That the Director is hereby authorized for and on behalf of the Boston Redevelopment Authority to execute a Lease Agreement for Parcel C-2-42A and deliver same from escrow after final FHA project commitment has been made and UDAG funds are made available from HUD, said document to include such terms and conditions as the Director deems appropriate and in the best interest of the Authority.

9. That the Director is further authorized to enter into a Transfer Agreement with the City of Boston pursuant to which the City shall provide to the Authority the proceeds of \$1,065,360 UDAG Grant for the North End Nursing Home Project, to be administered by the Authority in accordance with terms of the Grant.

10. That the Director is further authorized to enter into a Project Grant and Loan Agreement with North End Community Health Committee, Inc., pursuant to which the Authority shall grant and loan to North End Community Health Committee, Inc. the proceeds of the \$1,065,360 UDAG Award to the City of Boston, with appropriate terms for administering the award in accordance with HUD requirements.







REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE<sup>1</sup>

## A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: NORTH END COMMUNITY HEALTH COMMITTEE, INC.  
b. Address and ZIP Code of Redeveloper: 332 Hanover Street, Boston, MA 02113  
c. IRS Number of Redeveloper:

2. If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

Boston Redevelopment Authority

(Name of Local Public Agency)

in downtown waterfront - Fanueil Hall Urban Renewal Project No. Mass. R-77  
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,  
is described as follows<sup>2</sup>

Urban Renewal Parcel #C-2-42A. Site is located at corner of Richmond and Fulton Streets (70 Fulton Street).

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts:

- ☐ A corporation.  
☒ A nonprofit or charitable institution or corporation.  
☐ A partnership known as  
☐ A business association or a joint venture known as  
☐ A Federal, State, or local government or instrumentality thereof.  
☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization: July 23, 1970  
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

<sup>1</sup>If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

<sup>2</sup>Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock<sup>1</sup>.
- \* b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR  
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

(see attached)

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

N/A

## B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

<sup>1</sup> If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.



1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. . . . . \$
- b. Cost per dwelling unit of any residential redevelopment. . . . . \$
- c. Total cost of any residential rehabilitation . . . . . \$
- d. Cost per dwelling unit of any residential rehabilitation . . . . . \$

N/A

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

| TYPE AND SIZE OF DWELLING UNIT | ESTIMATED AVERAGE | ESTIMATED AVERAGE |
|--------------------------------|-------------------|-------------------|
|                                | MONTHLY RENTAL    | SALE PRICE        |
|                                | \$                | \$                |

N/A

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

N/A

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

### CERTIFICATION

I (We)<sup>1</sup> Adeline Ameno

Anna Kapustin

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.<sup>2</sup>

Dated: \_\_\_\_\_

Dated: 6-26-81

Adeline Ameno  
Signature

Anna Kapustin  
Signature

Chairperson, Board of Directors

Clerk/Secretary

Title

Title

89 Prince Street, Boston, MA 02113

120 Commercial Street, Boston, MA

Address and ZIP Code

Address and ZIP Code

<sup>1</sup> If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

<sup>2</sup> Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

# NORTH END COMMUNITY HEALTH CENTER

332 HANOVER STREET  
BOSTON, MASSACHUSETTS 02113  
742-9570

## BOARD OF DIRECTORS

June, 1981

Adeline Ameno, Chairperson  
89 Prince Street  
Boston, MA 02113

Robert Castaldo  
19 Thatcher Street  
Boston, MA 02113

Christine DeFeo  
305 North Street  
Boston, MA 02109

Domenic DeMarco  
16 Unity Street  
Boston, MA 02113

John Fiumara  
165 Endicott Street  
Boston, MA 02113

George Fontana  
184 Salem Street  
Boston, MA 02113

Lisa Gurland  
Vice Chairperson  
14 Unity Street  
Boston, MA 02113

Susan Hern  
50 Prince Street  
Boston, MA 02113

Anna Kapustin  
Secretary/Clerk  
120 Commercial Street  
Boston, MA 02109

Claire Orlandi  
12 Frost Street  
Arlington, MA

Jacqueline Perez  
471 Hanover Street  
Boston, MA 02113

Lewis Pollack  
56 Summer Street  
Saugus, MA

Norma Jean Reppucci  
160 "I" Street  
South Boston, MA 02127

Marie Ruocco, Treasurer  
28 Cooper Street  
Boston, MA 02113

Patricia Tanso  
5 Tilestone Place  
Boston, MA 02113



JULY 9, 1981

## MEMORANDUM

4090

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: DOWNTOWN WATERFRONT PROJECT, MASS R-77  
FINAL DESIGNATION OF REDEVELOPER, PARCEL C-2-42A  
TRANSFER AGREEMENT AND PROJECT LOAN AGREEMENT FOR  
NORTH END COMMUNITY HEALTH COMMITTEE, INC.

---

On March 22, 1979, The Authority tentatively designated North End Community Health Committee, Inc., a non-profit community based organization, as redeveloper of Disposition Parcel C-2-42A at Fulton and Richmond Streets in the Downtown Waterfront Project for development of a nursing home facility.

The proposed development will consist of a four-story, masonry and brick structure for 140 beds and will primarily serve the adjacent North End elderly community. Total project cost is \$6.2 million.

The nursing home facility will serve 95% medicaid patients and house an adult day-care center as well as other community based programs.

The Authority's parcel consists of 18,796 square feet and is now used as a surface parking lot. A 3,128 square foot portion of the proposed development is located on land owned by the Massachusetts Turnpike Authority.

The redeveloper has now submitted final architectural plans and specifications which have been reviewed and approved by the Authority's staff. A Determination of Need for the nursing home facility has been approved by the Massachusetts Public Health Council. Final commitment for insurance of mortgage financing is expected to be approved shortly by FHA. On October 28, 1980, the City of Boston received funding approval for a \$1,065,360 Urban Development Action Grant (UDAG), which will be made available to the redeveloper in connection with the project. H.K. Fitzgerald Associates is the architect. Sydney Construction Company, Inc. will be the construction contractor for the development.

The final disposition of the Authority's parcel will be through a 55-year lease to be entered into with the North End Community Health Committee, Inc. The lease payment will be based on the Massachusetts Rate Setting Commission's Return on Equity Percentage (currently 13.67%) applied to the current appraised value of the land, \$140,000.



The redeveloper has agreed to make a payment in lieu of taxes to the City of \$56,000 commencing with occupancy.

The terms of the Urban Development Action Grant received by the City in connection with this project call for the City to pass the Grant through to the Authority, which will make available to the redeveloper, North End Community Health Committee, Inc., up to \$1,045,360 as a grant and loan, with the balance being applied to BRA administrative costs. The BRA will transfer the equity requirement to the redeveloper as an outright grant with the remaining 50% portion of the UDAG award as a loan to the redeveloper for a period of 40-years.

It is therefore recommended that the Authority adopt the attached resolution designating North End Community Health Committee, Inc. as redeveloper of Disposition Parcel C-2-42A in the Downtown Waterfront Project and authorize the Director, on behalf of the Authority, to enter into three implementing agreements to be held in escrow until a final FHA commitment has been made and the UDAG funds are available, as follow: (1) a "Transfer Agreement" with the City of Boston, whereby the City will provide to the Authority the proceeds of the \$1,065,360 Grant, (2) a "Grant and Loan Agreement" with North End Community Health Committee, Inc., to enable the Authority to administer the grant and loan program and enforce appropriate controls over the use of the funds, and (3) a "Lease Agreement" with NECHC for the Authority's parcel for a period of 55-years.

Attachment



## FACT SHEET

### NORTH END COMMUNITY NURSING HOME FACILITY

AUTHORITY ACTION: Tentatively designated North End Community Health Committee, Inc on March 22, 1979

Final Designation on July 9, 1981

LOCATION: Disposition Parcel C-2-42A at Fulton and Richmond Streets in the North End. Site is 21,924 square feet, of which 3,128 square feet is owned by the Massachusetts Turnpike Authority and the remaining 18,796 square feet by the BRA.

PROPOSED DEVELOPMENT: 140 bed nursing home facility with an adult day-care center as well as other community based programs. Building will be a four-story, masonry and brick structure which has been approved by the Design staff of the Authority.

#### PROJECT FINANCING:

|                      |       |             |
|----------------------|-------|-------------|
| UDAG Loan and Grant  | ----- | \$1,065,360 |
| Grant                | ----- | 50%         |
| Loan                 | ----- | 50%         |
| FHA Insured Mortgage | ----- | \$5,575,600 |

Status: UDAG Award approved by HUD on October 28, 1980, currently going through an amendment process to enable the nursing home to shift funds within the Award.

FHA Insured Mortgage is currently being processed for final committment. This is expected by the end of July.

#### ESTIMATED PROCEEDS TO THE CITY AND BRA

Lease Payments on the Land for a period of 55-years----- \$19,138 annually  
(Based on appraised value of \$140,000 and  
current 13.67% return on equity percentage  
allowed by Massachusetts Rate Setting Commission)

Interest payment on recaptured UDAG loan of approx.  
\$500,000 at a 10% rate for 40 years ----- 50,000 annually

Ballon principal payment of approx. \$500,000 at  
the end of the 40-year UDAG loan period ----- 500,000